



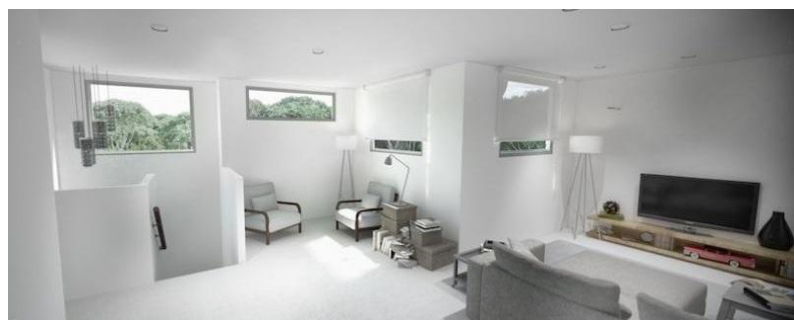
**UNIT #1**  
U/CONTRACT

**UNIT #4**  
U/CONTRACT

**5% Deposit**  
to Secure

## For Sale CENTRAL WOOMBYE DOUBLE STOREY TOWNHOUSE UNITS PRESALE 3x 2 BED + 2 BATHROOM & 1x 3 BED + 2 BATHROOM

- Architect Designed Contemporary Townhouse Units
- Quality Inclusions And Finishes Throughout
- Generously Proportioned Double Storey
- 15 Mins Coast 15 Mins Hinterland 75 Mins Brisbane
- Ideal Investment Property - Strong Rental Returns
- Excellent Location Close To Shops, Schools & Rail



## WOOMBYE

"ANN ON BLACKALL" - PRESELLING WOOMBYE'S NEWEST DUPLEX DEVELOPMENT - ENJOY HINTERLAND VILLAGE LIVING AT ITS BEST!

Situated a minute's walk from Woombye centre this exciting architect designed duplex development offers a host of options, encompasses four new double storey townhouse units to the rear all of which are accessed via Ann Street.

Townhouse unit configurations & pricing are as follows:

- 3 Bedroom + 2 Bath, 138m<sup>2</sup> - \$425k - Under Contract
- 2 Bedroom + 2 Bath + Media Room, 138m<sup>2</sup> - \$415k - Under Contract
- 2 Bedroom + 2 Bath, 120m<sup>2</sup> - \$385k
- 2 Bedroom + 2 Bath, 120m<sup>2</sup> - \$385k

Internal floor layouts are generous, with quality fixtures & fittings, open plan living/dining, rear patio terrace, integral garage, and views towards Blackall Range providing the perfect backdrop for easy lifestyle choices in this great hinterland community.

All conveniences are on your doorstep here, including great local shopping, train station direct to Brisbane, scheduled bus routes, rapid access to the Bruce & Sunshine Highways and some of SE Queensland's best primary, secondary & tertiary education

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale  
**INTERNET ID:** 9912514  
**SALE DETAILS**  
**From \$385,000**

**CONTACT DETAILS**  
**Woombye**  
12 Blackall Street  
Woombye, QLD  
(07) 5442 1855  
**Martin Fisher**  
0415 356 170

facilities close by makes this new village development a winner!

"ANN ON BLACKALL" will appeal to first time buyers (check eligibility for enhanced \$20k government new home buyers subsidy between July 1st 2016 - July 1st 2017 here: <https://firsthomeowners.initiatives.qld.gov.au>), younger families, downsizers and yield investors alike, so please don't delay - contact Martin Fisher at Elders RE Woombye on 0415 356 170 for further information today.

Other features: Close to Schools,Close to Shops,Close to Transport

- Bedrooms: 2
- Bathrooms: 2
- Single garage



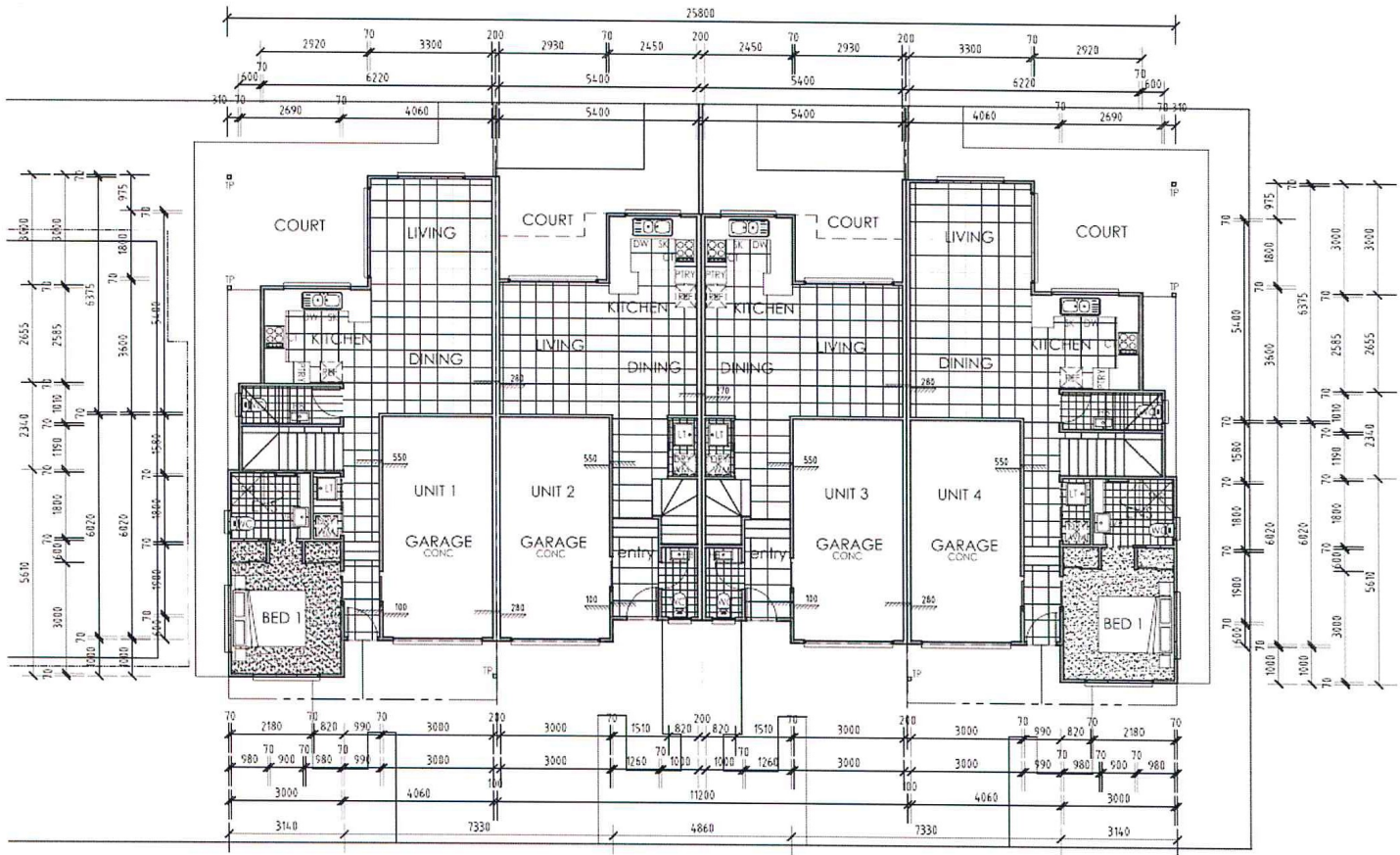
**For Sale** CENTRAL WOOMBYE DOUBLE STOREY TOWNHOUSE UNITS  
PRESALE 3x 2 BED + 2 BATHROOM & 1x 3 BED + 2 BATHROOM

- Architect Designed Contemporary Townhouse Units
- Quality Inclusions And Finishes Throughout
- Generously Proportioned Double Storey
- 15 Mins Coast 15 Mins Waterford 75 Mins Brisbane
- Good Investment Property - Strong Rental Returns
- Excellent Location Close To Shops, Schools & Rail

Exclusive Agency 5442 1855 Martin Fisher 0415 368 170







**GROUND FLOOR PLAN**

SCALE 1:100

- UNIT 1 80.5m<sup>2</sup>
- UNIT 2 58.5m<sup>2</sup>
- UNIT 3 58.5m<sup>2</sup>
- UNIT 4 80.5m<sup>2</sup>

TITLE:	GROUND FLOOR PLAN	
PROJECT:	PROPOSED TOWNHOUSES	
CLIENT:	MARK KRATZMANN	
ADDRESS:	40 BLACKALL STREET WOOMBYE	
Building design & drafting 17/177 Sturt Street, Woombye QLD 4670 Tel: 07 5441 1177 Fax: 07 5441 1178 Email: info@elderswoombye.com.au		
DATE:		
SCALE:		
DRAWN BY:	JM	
DATE:		
DRAWING NO:	160201 -A3	A